Southern Oak Farms

Residential Homesites in Southern Greenville County



Parcel Overview

Southern Oak Farms



Executive Summary

Southern Oak Farms

Property Highlights

- Road frontge and access on each lot
- Construction driveways installed
- Mature pine trees
- Runoff creek at the back of each lot
- Rolling topography
- Perc test available

Location Highlights

- ±5 Minutes to Happy Cow Creamery
- ±7 Minutes to City Scape Winery
- ±20 Minutes to Target, Chick-Fil-A, and Publix
- ±20 Minutes to Fountain Inn
- ±30 Minutes to Simpsonville
- ±35 Minutes to Greenville

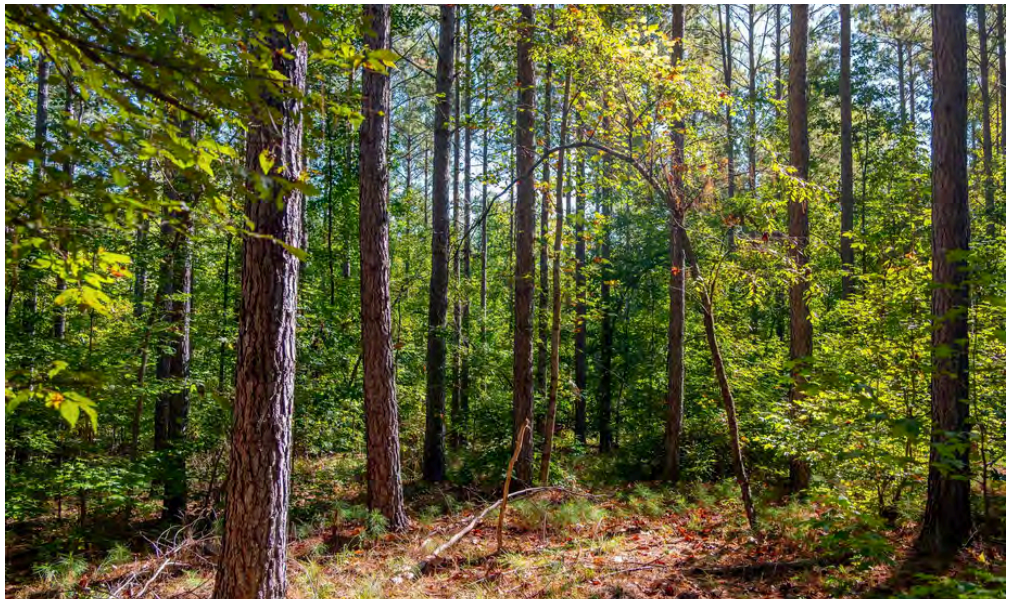
Offering Summary

Lot 1	±5.25 Acres | $225,000
Lot 2	±5.21 Acres | $225,000
Lot 3	±5.14 Acres | $225,000
Lot 4	±6.11 Acres | $250,000
Lot 5	±9.86 Acres | $350,000

Acreage, taxes, utilities, and lot dimensions to be verified by Buyer and/or Buyer's agent

**Seller is a licensed real estate agent*

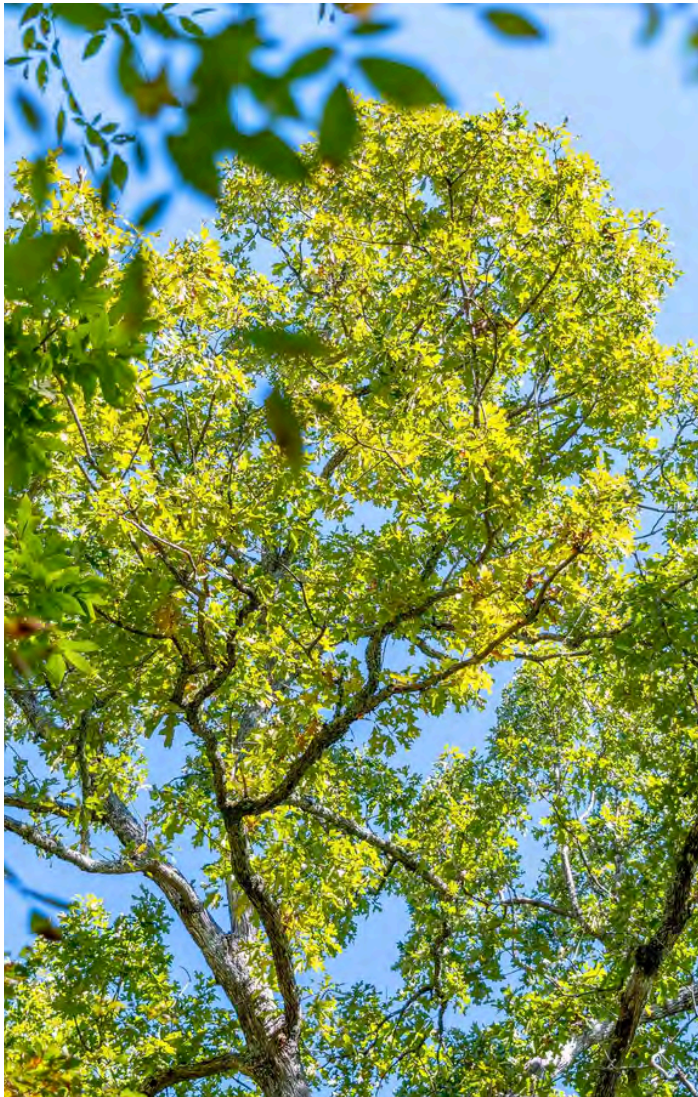


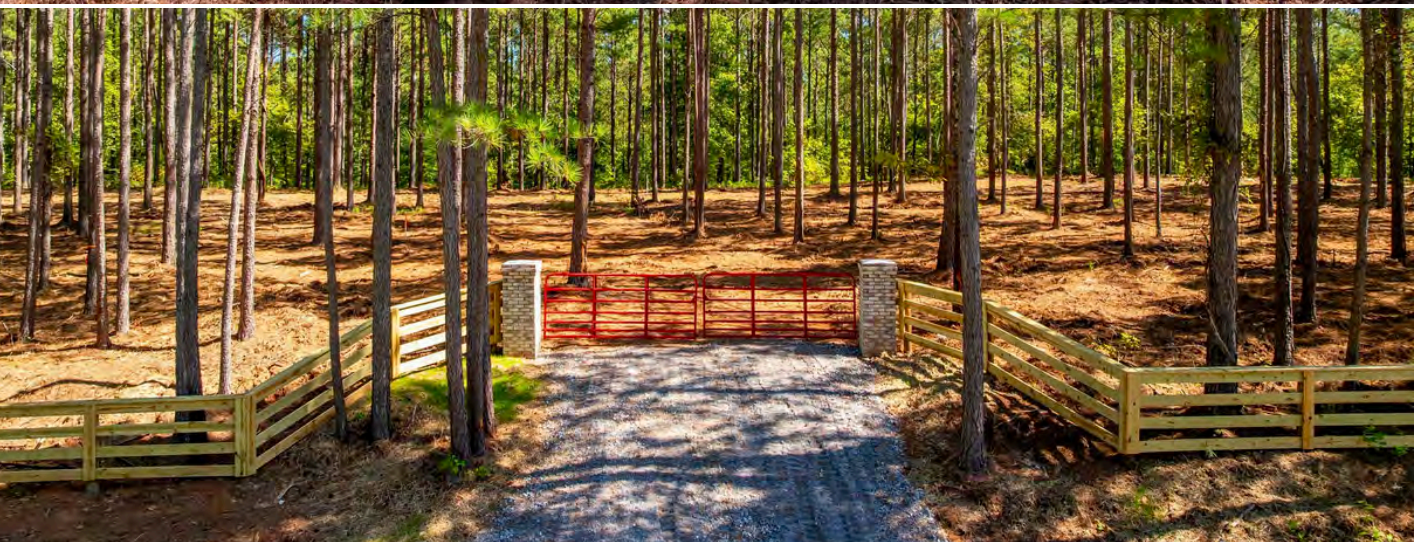


Property Photos

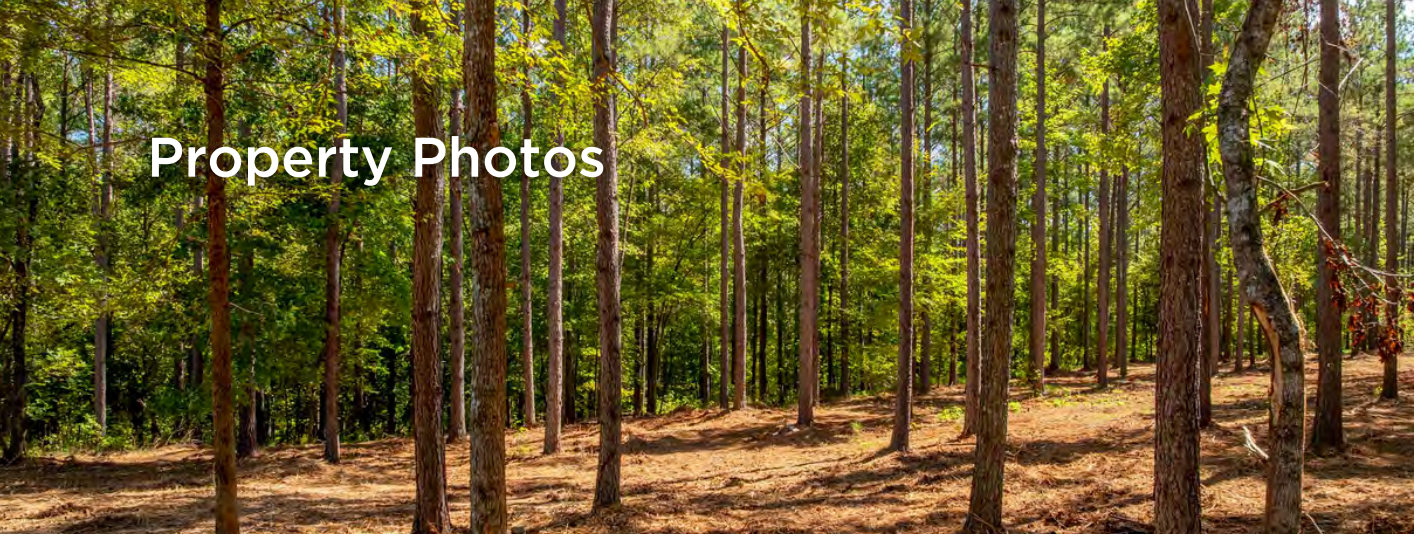








Property Photos











Retail Map

Fountain Inn, SC



Confidentiality & Disclaimer

All materials and information received or derived from Reedy Property Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Reedy Property Group its directors, officers, agents, advisors, or affliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Reedy Property Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Reedy Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Reedy Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Land Co





Tripp Taylor

Senior Associate, A.L.C

864-704-8792

ttaylor@reedypg.com

Tanner Wilhelm

Associate

864-704-8792

twilhelm@reedypg.com